

**AREA PLAN COMMISSION OF TIPPECANOE COUNTY
EXECUTIVE COMMITTEE
MINUTES OF PUBLIC HEARING**

DATE..... December 3, 2003
TIME..... 4:30 P.M.
PLACE CO. OFFICE BLDG.
20 N. 3RD STREET
LAFAYETTE IN 47901

MEMBERS PRESENT

Jan Mills
Mark Hermodson
David Williams
Jeff Kessler

MEMBERS ABSENT

James Miller
Jack Rhoda

STAFF PRESENT

James Hawley
Sallie Fahey
Margy Deverall
Kathy Lind
Michelle D'Andrea
Jay Seeger, Attorney

Jack Rhoda called the meeting to order.

I. APPROVAL OF MINUTES

Jeff Kessler moved to approve the minutes of the November 5, 2003, Executive Committee public hearing as submitted. Mark Hermodson seconded and the motion carried by voice vote.

II. NEW BUSINESS

Sallie Fahey informed the Committee that **S-3430 MILFORD ADDITION (MINOR-SKETCH)** needed to be continued to the December 17, 2003 Area Plan Commission meeting because notice to interested parties was not sent out. She stated that **S-3431-LAFAYETTE HOTEL PARTNERSHIP SUBDIVISION (MINOR-SKECH)** has been withdrawn by the petitioner and no further action is needed.

III. PUBLIC HEARING

Jeff Kessler moved that the Comprehensive Plan for Tippecanoe County, the Unified Zoning Ordinance of Tippecanoe County, and the Unified Subdivision Ordinance for Tippecanoe County, Indiana are hereby entered by reference into the record of each agenda item. Mark Hermodson seconded and the motion carried by voice vote.

Jeff Kessler moved to continue **S-3430 MILFORD ADDITION (MINOR-SKETCH)** to the December 17, 2003 Area Plan Commission meeting. Mark Hermodson seconded and the motion carried by voice vote.

A. Subdivisions

1. **RE-0018—ABINGDON RURAL ESTATE (MAJOR-PRELIMINARY):** Petitioner is seeking primary approval for a 4-lot rural estate development on 11.252 acres located on the west side of CR 725 W, approximately ½ mile south of CR 125 N, Shelby 24 (NE) 24-6. CONTINUED FROM THE NOVEMBER EXECUTIVE COMMITTEE MEETING.

Jeff Kessler moved to hear and vote on the above-described request. Mark Hermodson seconded the motion.

Sallie Fahey presented slides of the zoning map, aerial photos, and preliminary plan. She read the staff report with recommendation of conditional primary approval contingent on the following:

CONSTRUCTION PLANS – The following items shall be part of the Construction Plan application and approval:

1. The County Drainage Board shall approve the drainage plans.
2. An on-site utility coordinating sheet shall be approved and signed off by the non-government utility

companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

3. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
4. All required building setbacks shall be platted.
5. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS AND OTHER DOCUMENTS – The following items shall be part of the subdivision covenants and other documents:

6. The existing restrictive covenants for Abbingdon (aka Abingdon) must be amended to authorize the further division of parcel 7 into four lots.
7. The purpose, ownership and maintenance of Outlot "A" shall be specified.
8. All documents necessary to create the homeowner's association.
9. The executed deed transferring Outlot A to the homeowner's association.

David Williams asked about the neighbor who was previously in opposition.

Sallie Fahey explained that issue had been resolved. She said that the one existing owner in this development agreed to amend the covenant to allow 4 lots. The other remonstrators lived in another development. She stated that the petitioner has requested permission to bond.

Bob Gross, 420 Columbia Street, Ste 100, Lafayette, IN, concurred with the staff report and asked for approval.

The Committee voted by ballot 4 yes to 0 no to permit bonding.

The Committee voted by ballot 4 yes to 0 no to grant conditional primary approval **RE-0018—ABINGDON RURAL ESTATE (MAJOR-PRELIMINARY).**

IV. APPROVAL OF THE DECEMBER 17, 2003 APC PUBLIC HEARING AGENDA

III. NEW BUSINESS

Jeff Kessler moved that the following Resolutions be placed on the December 17, 2003 regular APC agenda:

Resolution T-03-7: Resolution to amend the FY2003 and FY2004 TIP

Resolution T-03-8: 2004 Self-Certification

Resolution T-03-9: Resolution to amend the FY2004 UPWP

Mark Hermodson seconded and the motion carried by voice vote.

A. REZONING ACTIVITIES

Jeff Kessler moved that the following rezone petitions be placed on the December 17, 2003 Area Plan Commission Public Hearing Agenda:

Z-2142—JESCO INVESTMENT CORP. (SWEETBRIAR PD) (PDRS, GB & R3 TO PDMX)

Z-2154 – HALDERMAN INVESTMENTS, LP (A TO R1B)

Z-2155 – O'MALLEY-WHITE DEVELOPMENT, INC. (R3 TO GB)

Mark Hermodson seconded and the motion carried by voice vote.

B. SUBDIVISIONS

Jeff Kessler moved that the following subdivision petitions be placed on the December 17, 2003 Area Plan Commission Public Hearing Agenda at petitioner's request, placement thereon being without reference to compliance or non-compliance with the adopted subdivision ordinance:

S-3423 – AVALON BLUFFS SUBDIVISION (MAJOR-PRELIMINARY)

S-3424 – ROBBINS SUBDIVISION (MAJOR-PRELIMINARY)

S-3436 – DILLON MINOR SUBDIVISION (MINOR-SKETCH)

S-3437 – SOUTHRIDGE, SECTION 3 (MINOR SKETCH)

Mark Hermodson seconded and the motion carried by voice vote.

VI. REVIEW AND APPROVAL OF THE NOVEMBER BUDGET REPORT

Jeff Kessler moved to accept the November 2003 Budget Report as submitted. Mark Hermodson seconded the motion.

James Hawley pointed out that the budget report was only thru November 24, 2003 because the packet had to be sent early. He stated that he requested a transfer of funds between accounts, which will not be approved until December 16, 2003.

Sallie Fahey mentioned that the quarterly billing checks, which were over \$30,000, were added into the general fund after the last Council meeting.

James Hawley pointed out that his estimate on the increase of fee structure was very accurate, and the department has done very well with them.

The motion carried by voice vote.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

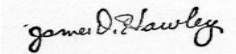
Jeff Kessler moved to adjourn the meeting. Mark Hermodson seconded and the motion carried by voice vote. The meeting adjourned at 4:50 P.M.

Respectfully submitted,



Michelle D'Andrea
Recording Secretary

Reviewed by,



James D. Hawley
Executive Director